



## Agenda

### Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Councilmember Andrea Bough

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**Tuesday, August 4, 2026**

**1:30 PM**

**26th Floor, Council Chamber**

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**Meeting Link: <https://us02web.zoom.us/j/84530222968>**

#### PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:  
<https://us02web.zoom.us/j/84530222968>

\*\*\*Public Testimony is Limited to 2 Minutes\*\*\*

#### FIRST READINGS

\*\*\*BEGINNING OF CONSENTS\*\*\*

[260671](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Historic Northeast Lofts Condominium an addition in Jackson County, Missouri, on approximately 22 acres generally located at the southeast corner of Independence Avenue and Hardesty Avenue, creating one (1) mixed-use lot (489 units) and nine (9) tracts for the purpose of a mixed-use development; accepting various easements; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00017)

**Lucas**

[260684](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Alyx Schwab, Toby Hurst, Douglas Coleman and Wiley (Trey) Meyer, III as successor directors to the Northland Gateway Community Improvement District.

\*\*\*END OF CONSENTS\*\*\*

**Director of City Planning & Development**

[260672](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 2.6 acres to allow for multiple commercial buildings on one lot in District B2-2 generally located at 9840 N. Cedar Avenue. (CD-CPC-2026-00067).

**Patterson Hazley**

[260674](#) Sponsor: Councilmember Melissa Patterson Hazley

Reducing appropriations in the amount of \$166,224.00 and appropriating the same from the Unappropriated Fund Balance of the Economic Development Fund (2215) for the purpose of the City Manager's office assuming responsibility for the implementation of the ProspectUs Plan; authorizing the City Manager to take actions necessary to effectuate the intent of this ordinance; and recognizing this ordinance as having an accelerated effective date.

**Director of City Planning & Development**

[260677](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 7.6 acres generally located at 12220 N.W. Skyview Avenue from District AG-R to District B4-1 and approving a development plan to allow for a variety of uses and multiple buildings on one lot. (CD-CPC-2026-00028 & CD-CPC-2026-00027)

**Director of City Planning & Development**

**260681** Sponsor: Director of City Planning and Development Department

Approving a development plan on about 10.08 acres in District UR generally located at the intersection of State Line Road and American Way Drive, specifically located at the Hyvee Arena, to amend the uses allowed within the plan area. (CD-CPC-2026-00068)

**260682** Sponsor: Director of City Planning and Development Department

Approving an amendment to the KCI Area Plan on about 7.6 acres generally located at 12220 N.W. Skyview Avenue by changing the recommended land use from Neighborhood 1 to Business Center for The Hub. (CD-CPC-2026-00029)

**Director of City Planning & Development**

**260683** Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-110-04, 88-110-06-C, 88-408-A, 88-445-06, 88-620-B, 88-810-1442, and 88-810-2140, and enacting in lieu thereof new sections of like number and subject matter for the purpose of replacing the terms attached house, semi attached house, and townhouse with the terms townhouse, two-unit townhouse, and multi-unit townhouse to align definitions and terms within the Zoning and Development Code to the Building Code. (CD-CPC-2026-00085)

HELD IN COMMITTEE

**Lucas**

**260498** Sponsor: Mayor Quinton Lucas

Calling an election on August 4, 2026, for the purpose of submitting to the voters of Kansas City a question authorizing City to establish semiannual vacant property registration fees not to exceed \$200.00 for chronically vacant nuisance property, \$1,000.00 for vacant commercial property and \$200.00 for vacant unimproved property; directing the City Clerk to notify the responsible election authorities on or before May 26, 2026; enacting the vacant property registration fees ordinance contingent upon voter approval; and recognizing this ordinance as having an accelerated effective date because it calls an election.

## ADDITIONAL BUSINESS

1. There may be general discussion for current Neighborhood Planning and Development Committee issues.

2. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at [www.kcmo.gov](http://www.kcmo.gov)
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: [http://kansascity.granicus.com/ViewPublisher.php?view\\_id=2](http://kansascity.granicus.com/ViewPublisher.php?view_id=2)

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment



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**File #: 260671**

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### ORDINANCE NO. 260671

Sponsor: Director of City Planning and Development Department

Approving the plat of Historic Northeast Lofts Condominium an addition in Jackson County, Missouri, on approximately 22 acres generally located at the southeast corner of Independence Avenue and Hardesty Avenue, creating one (1) mixed-use lot (489 units) and nine (9) tracts for the purpose of a mixed-use development; accepting various easements; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00017)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Historic Northeast Lofts Condominium, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are

hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 5. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 15, 2026.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260671

Submitted Department/Preparer: City Planning

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving the plat of Northeast Market District an addition in Jackson County, Missouri, on approximately 22 acres generally located at the southeast corner of Independence Avenue and Hardesty Avenue, creating one (1) mixed-use lot (489 units) and nine (9) tracts for the purpose of a mixed-use development; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00017)

### Discussion

The request is to consider approval of a Final Plat in District UR/ ICO to create one (1) mixed-use lot (11 nonresidential units and 489 residential units) and two (2) tracts, generally located at the southeast corner of Independence Avenue and Hardesty Avenue for an existing development. This use was approved in Case No. CD-CPC-2025-00039 which served as the Preliminary Plat. The Preliminary Plat allowed for a mixed-use development on one lot and multiple tracts. This final plat also includes a condominium plat that further subdivides the various vertical parcels into additional units based on ownership structure.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?  
Not applicable as this is an ordinance authorizing the subdivision of private property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing the subdivision of private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is an ordinance authorizing the subdivision of private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing the subdivision of private property.

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

### **Additional Discussion (if needed)**

This ordinance has no fiscal impact.

## **Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.

- ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- ☐ Increase and support local workforce development and small and locally owned businesses.
- ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

## Prior Legislation

CD-CPC-2024-00039 – Ordinance No. 240488 passed by City Council on June 13, 2024, rezoned about 22 acres from district UR and M1-5 to district UR/ICO and approved a development plan/ preliminary plat that allowed for a mixed-use development of 1.2 M square foot of nonresidential and 489 residential units.

## Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of private property.

## Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored  
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend  
☐ Do Not Recommend  
☐ Not Applicable

Approval with conditions

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
 Not applicable as this is an ordinance authorizing the subdivision of private property.

2. How have those groups been engaged and involved in the development of this ordinance?

Not applicable as this is an ordinance authorizing the subdivision of private property.

3. How does this legislation contribute to a sustainable Kansas City?

Not applicable as this is an ordinance authorizing the subdivision of private property.

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



Legislation Text

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**File #:** 260684

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RESOLUTION NO. 260684

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Appointing Alyx Schwab, Toby Hurst, Douglas Coleman and Wiley (Trey) Meyer, III as successor directors to the Northland Gateway Community Improvement District.

WHEREAS, the Northland Gateway Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by City Council by Ordinance No. 240319; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the Northland Gateway Community Improvement District to serve such terms as provided for by the Petition:

Alyx Schwab  
Toby Hurst  
Douglas Coleman  
Wiley (Trey) Meyer, III

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution#: 260684

Submitted Department/Preparer: City Planning

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Appointing Alyx Schwab, Toby Hurst, Douglas Coleman and Wiley (Trey) Meyer, III as successor directors to the Northland Gateway Community Improvement District.

### Discussion

The Northland Gateway Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by City Council by Ordinance No. 240319. The Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District; the District has submitted a slate to the City Clerk as provided by the Petition. The following persons are hereby appointed as successor directors to the Northland Gateway Community Improvement District to serve such terms as provided for by the Petition: Alyx Schwab, Toby Hurst, Douglas Coleman, and Wiley (Trey) Meyer, III.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
There is no direct fiscal impact as a result of this resolution
3. How does the legislation affect the current fiscal year?  
There is no direct fiscal impact as a result of this resolution

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

There is no direct fiscal impact as a result of this resolution

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

There is no direct fiscal impact as a result of this resolution

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

- |                                                       |                              |                                        |
|-------------------------------------------------------|------------------------------|----------------------------------------|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

### **Additional Discussion (if needed)**

This resolution has no direct fiscal impact.

## **Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure City Government is responsive, representative, engaged, and transparent; particularly when faced with unforeseen challenges.
  - ☐ Operate an efficient City government workforce through effective employee recruitment, development, retention, and engagement.
  - ☐ Present a realistic view of financial indicators for improved communications on impact to the City.
  - ☐
  - ☐
  - ☐

## Prior Legislation

Ordinance No. 240319

## Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

## Staff Recommendation

Click or tap here to enter department.

Select One: ☒ Sponsored  
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☐ Recommend  
☐ Do Not Recommend  
☒ Not Applicable

Click or tap here to provide reasoning.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)

**NORTHLAND GATEWAY  
COMMUNITY IMPROVEMENT DISTRICT**

**Resolution 2026-16**

**Resolution Nominating Successor Directors of the Northland Gateway Community  
Improvement District for Consideration by the Mayor and City Council**

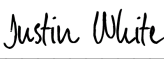
WHEREAS, having provided notice of the meeting of the Board of Directors of the Northland Gateway Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 20<sup>th</sup> day of July, 2026; and

WHEREAS, pursuant to the provisions of the approved Petition for the Creation of the District, the Board of Directors of the District desire to forward to the Mayor for appointment, with consent of the City Council, nominations for successor Directors as set forth herein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby nominate the following Directors for their respective 4-year terms, to serve until their successors are appointed.

|                         |                         |                              |
|-------------------------|-------------------------|------------------------------|
| Alyx Schwab             | 04/10/2026 – 04/10/2030 | Worlds of Fun Representative |
| Toby Hurst              | 04/10/2026 – 04/10/2030 | Worlds of Fun Representative |
| Douglas Coleman         | 04/10/2026 – 04/10/2030 | Hunt Midwest Representative  |
| Wiley (Trey) Meyer, III | 04/10/2026 – 04/10/2030 | Undesignated Representative  |

PASSED, by the Board of Directors of the Northland Gateway Community Improvement District on this 20<sup>th</sup> day of July, 2026.

DocuSigned by:  
  
267E72BDDE61415...  
Justin White, Executive Director



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**File #: 260672**

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### ORDINANCE NO. 260672

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 2.6 acres to allow for multiple commercial buildings on one lot in District B2-2 generally located at 9840 N. Cedar Avenue. (CD-CPC-2026-00067).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B2-2 (Neighborhood Business) generally located at 9840 N. Cedar Avenue, and more specifically described as follows:

Highland Plaza West 2nd Plat pt Lt 2 lyng in TIF and Highland Plaza West 2nd Plat Pt 12 not lyng in TIF.

is hereby approved, subject to the following conditions:

1. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
4. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.

6. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use. (IFC-2018 § 912.2)
7. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
8. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
9. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
10. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1)
11. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
13. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft-6 in. clearance height. Check with Streets & Traffic (KCMO Public Works Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
14. Proposed buildings shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
15. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
16. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
17. All Fire Department Connections (FDC) shall be threaded connections. Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1)

18. A Knox Box shall be provided near the main entrance to the building. (IFC-2018 § 506.1)
19. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
20. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
21. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of Ordinances as required by the Land Development Division.
22. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
23. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage of N. Cedar Avenue and to a tie-in point with the existing sidewalks. In addition, the developer shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
24. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
25. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
26. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
27. The developer shall submit water main extension plans to install two new fire hydrants along N. Cedar Aven per the utility plan sheet. The plans shall be prepared by a Missouri professional engineer and submitted through CompassKC for review, acceptance and contracts. The plans shall follow Kansas City Water rules and regulations for water main extensions and relocations. The plans shall

be under contract (permit) prior to final plat recording or building permit issuance whichever occurs first.

28. The developer shall provide acceptable easement and secure permits to relocate sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place or removed and easements vacated or relocated and new easements shall be provided; as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first. Easements shall be per the Kansas City Water Services Department matrix easement. All proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first. Easements shall be per the Kansas City Water Services Department matrix easement.
30. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and the developer constructs any other improvements as required by the Kansas City Water Services Department as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
31. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
32. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer or outside the plat and include said document(s) within the public improvement applications submitted for permitting. Offsite improvements will require performance and maintenance bonds to be posted for permitting if determined to be necessary by the Director of the Kansas City Water Services Department.
33. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit to connect the private system to

the public sewer main and, depending on adequacy of the receiving system, make other improvements as may be required.

34. All agreement and easement documents shall be submitted using IB159 to an infrastructure review application on CompassKC for review and approval by the Kansas City Water Services Department prior to issuance of any permits.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

\_\_\_\_\_  
Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

\_\_\_\_\_  
Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260672

Submitted Department/Preparer: City Planning

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving a development plan on about 2.6 acres to allow for multiple commercial buildings on one lot in District B2-2 generally located at 9840 N Cedar Avenue. (CD-CPC-2026-00067)

### Discussion

The proposed plan contains three medical office buildings on one lot. The three buildings will total approximately 17,650 square feet. A minimum of 70 parking spaces are required and 109 spaces will be provided, which is under the 141 maximum allowed spaces. All parking will be located to the rear (west) of the buildings and have an interior drive connection to the lot to the south.

Pedestrian sidewalks will be provided to the public right-of-way to connect into the sidewalk system in this commercial development area. Sidewalks will also be provided in the parking lot area towards building entrances.

Proposed landscape species include Red Oak, Honeylocust, Maple, Juniper, Redbud, and others. Proposed building materials include brick and EIFS.

Staff and CPC recommend approval with conditions. Two neighbors provided testimony at the hearing. One neighbor had concerns with the vegetation between the subject site and residential neighborhood to the west. The other neighbor asked for confirmation about proposed lighting levels.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?

Not applicable as this is an ordinance authorizing physical development on a private property.

3. How does the legislation affect the current fiscal year?

Not applicable as this is an ordinance authorizing physical development on a private property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable as this is an ordinance authorizing physical development on a private property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable as this is an ordinance authorizing physical development on a private property.

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

### **Additional Discussion (if needed)**

This ordinance has no fiscal impact.

## **Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)

2. Which CWBP goal is most impacted by this legislation?

Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.

☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.

- ☐ Increase and support local workforce development and small and locally owned businesses.
- ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

## Prior Legislation

Case No. 6158-CP-7 - Ordinance No. 000889 Rezoning from District R-1a (one-family dwellings, medium density) and District CP-2 (local planned business center) to District CP-2, and approval of a preliminary development plan for a retail/ office development (Highland Park Business Center). Approved August 5, 2000

## Service Level Impacts

None

## Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored  
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend  
☐ Do Not Recommend  
☐ Not Applicable

Staff and CPC recommend approval with conditions as listed in the ordinance.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?

This project completed public engagement as required by section 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?  
The proposed development will fill in an undeveloped parcel.

4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)



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**File #: 260674**

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### ORDINANCE NO. 260674

Sponsor: Councilmember Melissa Patterson Hazley

Reducing appropriations in the amount of \$166,224.00 and appropriating the same from the Unappropriated Fund Balance of the Economic Development Fund (2215) for the purpose of the City Manager's office assuming responsibility for the implementation of the ProspectUs Plan; authorizing the City Manager to take actions necessary to effectuate the intent of this ordinance; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the ProspectUs Plan has incorporated the policies of the KC Spirit Playbook and other appropriate planning documents; and

WHEREAS, as a result of a study, the City Planning and Development Department has proposed a framework for the orderly development and redevelopment within the ProspectUs Plan area; and

WHEREAS, said framework provides a guide for future development and redevelopment of the area, for specific and general policies to guide future decisions, and for identification of public and private needs throughout the community and possible solutions to those needs; and

WHEREAS, the plan calls for continued public commitment for implementation; and

WHEREAS, Resolution No. 250413 directed the City Manager to develop a strategy for implementation of the ProspectUs Plan, negotiate with the EDC for the creation of an advisory group, and negotiate with the EDC to include in the 2026-2027 EDC annual contract funding for a ProspectUs Plan Manager utilizing funding from positions created in the Fiscal Year 2025-2026 Adopted Budget; and

WHEREAS, Ordinance No. 250348 authorized the annual contract with the EDC which outlines EDC's responsibilities for the 2025-2026 fiscal year; and

WHEREAS, Ordinance No. 260095 authorized an amendment to the annual contract with the EDC to include the implementation of the ProspectUs plan through the creation of a Plan Manager and the advisory board and adjusted appropriations in the amount of \$166,224.00; and

WHEREAS, Committee Substitute for Ordinance No. 260205 adopting the City's Annual Budget for Fiscal Year 2026-27 included an increase in the appropriation for the EDC's annual

contract in the amount of \$166,224.00 in the Economic Development Fund, Fund No. 2215, for the purpose of contracting with the EDC to implement the ProspectUS Plan; and

WHEREAS, Committee Substitute for Ordinance No. 260480 related to the City's contract with the EDC removed the inclusion of the ProspectUS Plan Manager from the 2026-2027 EDC annual contract; and

WHEREAS, the City Council desires that the City Manager identify personnel and/or organizations to perform the duties related to implementation of the ProspectUS Plan; NOW, THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Economic Development Fund, No. 2215, is hereby reduced by the following amount:

|                  |                                  |              |
|------------------|----------------------------------|--------------|
| 27-2215-101701-B | Economic Development Corporation | \$166,224.00 |
|------------------|----------------------------------|--------------|

Section 2. That the sum of \$166,224.00 is hereby appropriated from the Unappropriated Fund Balance of the Economic Development Fund, No. 2215, to the following account:

|                  |                 |              |
|------------------|-----------------|--------------|
| 27-2215-101700-B | ProspectUS Plan | \$166,224.00 |
|------------------|-----------------|--------------|

Section 3. That the City Manager is hereby designated as requisitioning authority for Account No. 27-2215-101700-B.

Section 4. That the City Manager is hereby authorized to take actions necessary to create a position(s) and/or enter into any agreements to effectuate the intent of this ordinance.

Section 5. That this ordinance relating to the appropriation of money and is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

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I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

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Brenton Siverly  
Director of Finance

Approved as to form:

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Samuel Miller  
Assistant City Attorney



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**File #: 260677**

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### ORDINANCE NO. 260677

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 7.6 acres generally located at 12220 N.W. Skyview Avenue from District AG-R to District B4-1 and approving a development plan to allow for a variety of uses and multiple buildings on one lot. (CD-CPC-2026-00028 & CD-CPC-2026-00027)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1553, rezoning an area of about 7.6 acres generally located at 12220 N.W. Skyview Avenue from District AG-R (Agricultural-Residential) to District B4-1 (Heavy Business/Commercial), and approving a development plan to allow for a variety of uses and multiple buildings on one lot, said section to read as follows:

Section 88-20A-1553. That an area legally described as:

TRACT 1: A tract of land in the Southwest Quarter of Section 18, Township 52, Range 33, Platte County, Missouri, described as follows: Beginning at a point 2640 feet east and 1474 feet north of the southwest corner of Section Eighteen, in Township Fifty-Two of Range Thirty-Three; thence west 626.13 feet to a stake; thence north 416.42 feet to a stake; thence east 626.13 feet to a point on the center line of Highway C 416.42 feet north of the point of beginning; thence south 416.42 feet to the point of beginning, except that part in road.

TRACT 2: A tract of land in the Southwest Quarter of Section 18, Township 52, Range 33, Platte County, Missouri, described as follows: Beginning at a point on the east line of the Southwest Quarter of Section 18, Township 52, Range 33, 1890.42 feet north of the southeast corner of said Southwest Quarter of Section 18, Township 52, Range 33, said point being the northeast corner of the School District Tract; thence west along the north line of the School District Tract 626.13 feet; thence north 139.14 feet; thence east 626.13 feet to the east line of said Southwest Quarter of Section 18, Township 52, Range 33; thence south along said east line 139.14 feet to the point of beginning, except that part in road.

is hereby rezoned from District AG-R (Agricultural-Residential) to District B4-1 (Heavy Business/Commercial), all as shown outlined on a map marked Section 88-20A-1553, which is

attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
2. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The property owner shall abate all permit compliance violations within 6 months of development plan approval.
7. The property owner shall obtain approval of a variance from the Board of Zoning Adjustment to allow gravel in a B4 zoning district within 1 month of rezoning approval from City Council.
8. All motor vehicle repair uses shall be conducted in a permitted structure and not outdoors for more than 24 hours at a time.
9. All storage containers must obtain building permits within 6 months of development plan approval or be removed from the site.

10. All vehicle storage areas on the property must be located at least 500 feet from any R and AG-R district.
11. Permitted uses identified on the development plan shall only apply to Parcel A (12220 N.W. Skyview Avenue).
12. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.
13. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
14. Proposed buildings shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
15. The developer shall provide an approved turnaround feature (i.e cul-de-sac, hammerhead) for all dead-end fire access in excess of 150 feet in length. (IFC-2018: § 503.2.5)
16. Required Fire Department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
17. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
18. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
19. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
20. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
21. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6)

22. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
23. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
24. The developer shall provide the approximate location of addressing on proposed building(s). Location of address should be visible from the public right-of-way or vehicular access area, whichever is applicable. Location can be shown on the building elevation sheet with a cloud/dashed line at the time of building plan review.
25. The developer shall provide a lighting study in accordance with 88-430 and recommendations from the Illuminating Engineering Society (IES). The minimum standard from IES for a parking lot would be an average-maintained lighting level of 3 foot-candles (fc) with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.7). This should be submitted and reviewed by Development Management Division reviewer prior to obtaining building permits.
26. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the developer shall be responsible for all costs associated with subordination activities now and in the future.
27. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
28. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
29. The developer shall dedicate additional right of way and provide easements for N.W. Skyview Avenue as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted. Developer shall relocate all components and site features of the existing septic system onto the private property beyond the limits of new right-of-way dedication.
30. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.

31. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of Kansas City Water rules and regulations.
32. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
33. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department based on the drainage study conclusions, prior to issuance of any building permits.
34. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
35. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260677

Submitted Department/Preparer: City Planning

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Rezoning an area of about 7.6 acres generally located at 12220 NW Skyview Avenue from District AG-R to District B4-1 and approving a development plan to allow for a variety of uses and multiple buildings on one lot. (CD-CPC-2026-00028 & CD-CPC-2026-00027).

### Discussion

The proposed development plan, in companion with area plan amendment and rezoning, were filed to abate zoning violations on the property. Three zoning violations were issued for uses not allowed in the AG-R district including warehousing, event venue, and outdoor vehicle storage. There are minimal site improvements proposed, as the two existing buildings on site are intended to remain. The former school building, the closest building to NW Skyview Avenue, is currently being reused as a mixed-use building including office, event venue, and sports and recreation, participant uses. The existing building to the west is being used as leasable storage space.

There are two existing curb cuts off NW Skyview Avenue providing access to the site and 60 parking spaces. There are gates on the north and south sides of the former school building providing security to the western portion of the site where the storage areas are located. The portion of land not covered by buildings is mostly gravel. The plans for the western parcel propose an additional 8,000 square foot building labeled as a indoor storage with gravel in front of it, while the majority of the parcel will remain used for agriculture.

Additional street trees will be provided. Proposed species include Maple and Honeylocust.

The City Plan Commission recommended continuance of this case from the April 15, 2026 hearing and directed the applicant to continue working with staff to revise the

development plan, as staff recommended denial of all companion cases. After multiple resubmittals, the applicant included a list of permitted uses for the site that correspond to uses in the Zoning and Development Code. They also identified proposed pavement for accessory outdoor storage and the total amount of gravel they are requesting a variance for through a separate application.

Staff recommended denial of the area plan amendment, rezoning, and development plan. CPC recommended approval of the area plan amendment and rezoning of only 1 of the subject parcels and approval with conditions of the development plan with the modification that it will only govern the parcel to be rezoned to B4-1.

## **Fiscal Impact**

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this ordinance authorizes physical development and change of zoning on a private property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this ordinance authorizes physical development and change of zoning on a private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this ordinance authorizes physical development and change of zoning on a private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this ordinance authorizes physical development and change of zoning on a private property.

## **Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

**Additional Discussion (if needed)**

There is no fiscal impact in this ordinance.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
  - ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
  - ☐ Increase and support local workforce development and small and locally owned businesses.
  - ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
  - ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
  - ☐

**Prior Legislation**

Related Cases:

ZDC-2025-1152 - Notices of violation for improper use of an AG-R zoned property for outdoor vehicle storage, small event venue, and warehousing.

CD-BZA-2026-00079 - A request to approve a variance to allow gravel in a proposed B4-1 district, and any other necessary variances, on about 23 acres generally located at 12220 NW Skyview Avenue. Scheduled for August 12, 2026 Board of Zoning Adjustment hearing

**Service Level Impacts**

None

**Staff Recommendation**

## City Planning and Development

Select One: ☒ Sponsored

☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend

☐ Do Not Recommend

☐ Not Applicable

City Plan Commission recommends approval.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This resolution was not evaluated for health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
Area Plan amendments don't require public engagement but public engagement was completed for the companion rezoning and development plan ordinance.
3. How does this legislation contribute to a sustainable Kansas City?  
None
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

[Click or tap here to enter text.](#)

[Click or tap here to enter text.](#)

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

[Click or tap here to enter text.](#)

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



## Legislation Text

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**File #: 260681**

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### ORDINANCE NO. 260681

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 10.08 acres in District UR generally located at the intersection of State Line Road and American Way Drive, specifically located at the Hyvee Arena, to amend the uses allowed within the plan area. (CD-CPC-2026-00068)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District UR (Urban Redevelopment) generally located at intersection of State Line Road and American Way Drive, specifically located at the Hyvee Arena, and more specifically described as follows:

TRACT 1: Lot 1, Mosaic Arena, a subdivision in Kansas City, Jackson County, Missouri, in accordance with that certain Plat recorded August 7, 2017, as Instrument No. 2017E0072394 in Plat Book 171, Page 75.

is hereby approved, subject to the following conditions:

1. This major amendment to the UR plan approves the existing 5,188 square foot data center. Any future expansion meeting 88-516-06 shall require an amendment to the plan. All new data centers shall require approval of a special use permit in compliance with the Zoning and Development Code.
2. Should a use require additional entitlement as listed in the DX district (Table 130-1), the property owner shall apply for and receive approval of all necessary entitlement prior to the issuance of any permits or zoning clearances.
3. Any future amendments to the existing data center, meeting the standards listed in 88-525-14 (Major Amendments to Special Use Permits) shall receive approval of a special use permit prior to the issuance of any permit or zoning clearance.
4. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

\_\_\_\_\_

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

\_\_\_\_\_  
Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

\_\_\_\_\_  
Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260681

Submitted Department/Preparer: City Planning

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving a major amendment to a previously approved UR Plan to amend the uses allowed within the plan area on about 10.08 acres, located at the intersection of State Line Road and American Way Drive, specifically located at the Hyvee Arena. (CD-CPC-2026-00068)

### Discussion

The applicant is seeking to allow additional uses within the previously approved UR Plan. The previously approved plan was approved with a condition that a statement be added to the UR Final Plan allowing uses in the DX district. However, when the UR Final Plan was submitted, no note was included on the plan. Therefore, the plan moved forward with uses restricted to Sports (Offices, Gallery, Meeting, Exercise, Court Floor).

The applicant is amending the plan to add the previously required note allowing uses in the DX district. The applicant also included a list of prohibited uses and an additional note allowing the existing (5,188 square foot) data center to continue operating. Staff included a condition that any new data centers or expansions of the existing data center be reviewed and approved in accordance with the Code.

The City Plan Commission hear the case on July 15, 2026 and recommended approval with conditions. No public testimony was given at the meeting or received prior to the meeting.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?

Not applicable, as this is a zoning ordinance approving additional uses on the subject property.

3. How does the legislation affect the current fiscal year?

Not applicable, as this is a zoning ordinance approving additional uses on the subject property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable, as this is a zoning ordinance approving additional uses on the subject property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable, as this is a zoning ordinance approving additional uses on the subject property.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |                                                       |                              |                                        |
|-------------------------------------------------------|------------------------------|----------------------------------------|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

### Additional Discussion (if needed)

This ordinance has no fiscal impact.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
  - ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.

- ☒ Increase and support local workforce development and small and locally owned businesses.
- ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

## Prior Legislation

CD-AA-2018-00082 - UR Final Plan for the Kemper Arena renovation project (approved September 24, 2018).

Ord. 170210 - approved a rezoning from District M3-5 to District UR and a preliminary development plan for the same to allow repurposing and rehabilitation of Kemper Arena (approved March 30, 2017).

## Service Level Impacts

Not applicable, as this is a zoning ordinance approving additional uses on the subject property.

## Staff Recommendation

City Plan Commission

Select One: ☒ Sponsored  
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend  
☐ Do Not Recommend  
☐ Not Applicable

[Click or tap here to provide reasoning.](#)

## Other Impacts

1. What will be the potential health impacts to any affected groups?

Not applicable, as this is a zoning ordinance approving additional uses on the subject property.

2. How have those groups been engaged and involved in the development of this ordinance?

Public engagement is required for Major Amendments. The applicant held a public engagement meeting on June 18, 2026 in compliance with the Zoning and Development Code.

3. How does this legislation contribute to a sustainable Kansas City?

Not applicable, as this is a zoning ordinance approving additional uses on the subject property.

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

N/A

N/A

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

N/A

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

[Click or tap here to enter text.](#)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #: 260682**

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### RESOLUTION NO. 260682

Sponsor: Director of City Planning and Development Department

Approving an amendment to the KCI Area Plan on about 7.6 acres generally located at 12220 N.W. Skyview Avenue by changing the recommended land use from Neighborhood 1 to Business Center for The Hub. (CD-CPC-2026-00029)

WHEREAS, on July 23, 2026, the City Council by Resolution No. 260559 adopted the KCI Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the KCI Area Plan as it affects the area of approximately 7.6 acres generally located at 12220 N.W. Skyview Avenue by changing the recommended land use from Neighborhood 1 to Business Center; and

WHEREAS, the City Plan Commission considered this amendment to the KCI Area Plan on July 15, 2026, and recommended approval of an amendment from residential low density, corresponding to the new Neighborhood 1 land use, to commercial, corresponding to the new Business Center land use; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on July 15, 2026, recommend approval of the proposed amendment to the KCI Area Plan to the City Council; NOW, THEREFORE,

### BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan is hereby amended for that area described above by changing the recommended land use from Neighborhood 1 to Business Center.

Section B. That the amendment to the KCI Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices have been given and hearings have been held as required by law.

..end





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260682

Submitted Department/Preparer: City Planning

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving an amendment to the KCI Area Plan on about 7.6 acres generally located at 12220 NW Skyview Avenue by changing the recommended place type from Neighborhood 1 to Business Center for The Hub. (CD-CPC-2026-00029)

### Discussion

The proposed development plan, in companion with area plan amendment and rezoning, were filed to abate zoning violations on the property. Three zoning violations were issued for uses not allowed in the AG-R district including warehousing, event venue, and outdoor vehicle storage. There are minimal site improvements proposed, as the two existing buildings on site are intended to remain. The former school building, the closest building to NW Skyview Avenue, is currently being reused as a mixed-use building including office, event venue, and sports and recreation, participant uses. The existing building to the west is being used as leasable storage space.

During the time this area plan amendment and associated development applications have been pending, the Community Planning Division has also been working on the updated KCI Area Plan. That plan shifts from using future land uses to place types. The previous low density residential future land use corresponds with the new Neighborhood 1 place type. The previous commercial future land use corresponds to the new Business Center place type.

The City Plan Commission recommended continuance of this case from the April 15, 2026 hearing and directed the applicant to continue working with staff to revise the development plan, as staff recommended denial of all companion cases. After multiple resubmittals, the applicant included a list of permitted uses for the site that correspond to uses in the Zoning and Development Code. They also identified proposed pavement for accessory outdoor storage and the total amount of gravel they are requesting a variance for through a separate application.

Staff recommended denial of the area plan amendment, rezoning, and development plan. CPC recommended approval of the area plan amendment and rezoning of only 1 of the subject parcels and approval with conditions of the development plan with the modification that it will only govern the parcel to be rezoned.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this resolution will modify a City Area Plan.
3. How does the legislation affect the current fiscal year?  
Not applicable as this resolution will modify a City Area Plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this resolution will modify a City Area Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this resolution will modify a City Area Plan.

## Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

## Additional Discussion (if needed)

This Resolution has no fiscal impact.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- ☐ Increase and support local workforce development and small and locally owned businesses.
- ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

### Prior Legislation

Related Cases:

ZDC-2025-1152 - Notices of violation for improper use of an AG-R zoned property for outdoor vehicle storage, small event venue, and warehousing.

CD-BZA-2026-00079 - A request to approve a variance to allow gravel in a proposed B4-1 district, and any other necessary variances, on about 23 acres generally located at 12220 NW Skyview Avenue. Scheduled for August 12, 2026 Board of Zoning Adjustment hearing

### Service Level Impacts

None

### Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored

☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend

☐ Do Not Recommend

☐ Not Applicable

City Plan Commission recommends approval.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This resolution was not evaluated for health impacts.

2. How have those groups been engaged and involved in the development of this ordinance?  
Area Plan amendments don't require public engagement but public engagement was completed for the companion rezoning and development plan ordinance.

3. How does this legislation contribute to a sustainable Kansas City?  
None

4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.  
Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



**File #: 260683**

### ORDINANCE NO. 260683

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-110-04, 88-110-06-C, 88-408-A, 88-445-06, 88-620-B, 88-810-1442, and 88-810-2140, and enacting in lieu thereof new sections of like number and subject matter for the purpose of replacing the terms attached house, semi attached house, and townhouse with the terms townhouse, two-unit townhouse, and multi-unit townhouse to align definitions and terms within the Zoning and Development Code to the Building Code. (CD-CPC-2026-00085)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-110-04, RESIDENTIAL BUILDING TYPES, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

#### **88-110-04 RESIDENTIAL BUILDING TYPES**

##### **88-110-04-A. RESIDENTIAL BUILDING TYPES ALLOWED**

The residential uses allowed in R districts must be located in residential buildings. The following residential building types are allowed in R districts. Many residential building types are subject to supplemental standards, as referenced in 88-110-06-C.

| <b>Building Type</b> | <b>R-80</b> | <b>R-10</b> | <b>R-7.5</b> | <b>R-6</b> | <b>R-5</b> | <b>R-2.5</b> | <b>R-1.5</b> | <b>R-0.75</b> | <b>R-0.5</b> | <b>R-0.3</b> |
|----------------------|-------------|-------------|--------------|------------|------------|--------------|--------------|---------------|--------------|--------------|
| Detached house       | P           | P           | P            | P          | P          | P            | P            | P             | P            | P            |
| Zero lot line house  | P           | P           | P            | P          | P          | P            | P            | P             | P            | P            |
| Cottage house        | -           | -           | P            | P          | P          | P            | P            | P             | P            | P            |
| Townhouse            |             |             |              |            |            |              |              |               |              |              |
| Two-Unit Townhouse   |             |             |              |            |            |              |              |               |              |              |
| on corner lots       | -           | P[1]        | P[1]         | P          | P          | P            | P            | P             | P            | P            |
| in other situations  | -           | -           | -            | -          | P          | P            | P            | P             | P            | P            |
| Multi-Unit Townhouse | -           | -           | -            | -          | P          | P            | P            | P             | P            | P            |
| Two-unit house       |             |             |              |            |            |              |              |               |              |              |
| on corner lots       | -           | P[1]        | P[1]         | P          | P          | P            | P            | P             | P            | P            |
| in other situations  | -           | -           | -            | -          | P          | P            | P            | P             | P            | P            |

|                     |   |   |   |   |   |   |   |   |   |   |
|---------------------|---|---|---|---|---|---|---|---|---|---|
| Multi-unit house    | - | - | - | - | - | S | P | P | P | P |
| Colonnade           | - | - | - | - | - | - | P | P | P | P |
| Multiplex           | - | - | - | - | - | - | P | P | P | P |
| Multi-unit building | - | - | - | - | - | - | P | P | P | P |

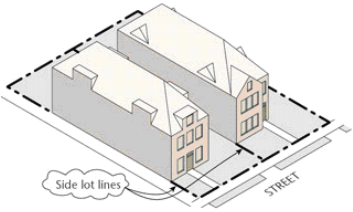
P = permitted building type      - = prohibited building type

S = special use permit required

[1] Permitted only in approved open space development or conservation development; subject to 88-110-06-C.4

### 88-110-04-B. RESIDENTIAL BUILDING TYPES DEFINED AND REGULATED

Definitions and regulations for residential building types are as follows:

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                       |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Detached House      | A detached house is a principal building containing one dwelling unit located on a single lot with private yards on all sides. Detached houses are subject to the lot and building standards of 88-110-06-B (Table 110-2). No more than one detached house may be located on a single lot.                                                                                                                                                                                                                                        |    |
| Zero Lot Line House | A zero lot line house is a principal building containing one dwelling unit located on a single lot. The building is shifted to one side of the lot so that there is a more usable side yard on one side of the house and very little or no private yard on the other side. Zero lot line houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the zero lot line standards of 88-110-06-C. No more than one zero lot line house may be located on a single lot. |   |
| Cottage House       | A small detached house that is grouped with other cottages around a shared open space. Cottage houses are subject to the lot and building standards of 88-110-06 (table 110-2) except as modified or supplemented by the cottage house development standards of 88-110-06-C. Multiple cottage houses may be located on a single lot, subject to the limitation of 88-110-06-C.                                                                                                                                                    |  |
| Townhouse           | A building containing multiple dwelling units, each located on its own lot with a common or                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                       |

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                       |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|                  | <p>abutting wall along shared lot lines. Each dwelling unit has its own external entrance. There are two types of townhouses: two-unit townhouse and multi-unit townhouse. Townhouses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the townhouse standards of 88-110-06-C. No more than one townhouse may be located on a single lot.</p>                                                                                                                  |                                                                                       |
|                  | <p>A two-unit townhouse is a townhouse building containing 2 dwelling units, divided by a vertical plane, with each unit platted on its own individual lot.</p>                                                                                                                                                                                                                                                                                                                                                                |    |
|                  | <p>A multi-unit townhouse is an attached house building containing 3 or more dwelling units, divided by a vertical plane, with each unit platted on its own individual lot.</p>                                                                                                                                                                                                                                                                                                                                                |    |
| Two-unit House   | <p>A two-unit house is a building containing 2 dwelling units, both of which are located on a single lot or parcel (also referred to as a "duplex" or "two-flat"). The dwelling units are attached and may be located on separate floors or side-by-side. Two-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the two-unit house standards of 88-110-06-C. No more than one two-unit house may be located on a single lot.</p>                    |  |
| Multi-unit House | <p>A multi-unit house is a building containing 3 to 8 dwelling units located on a single lot. Multi-unit houses appear as large detached houses and have only one entrance visible from the street. Multi-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the multi-unit house standards of 88-110-06-C. More than one multi-unit house may be located on a single lot, subject to compliance with all applicable lot and building standards.</p> |  |

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                      |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Colonnade           | A colonnade is typically a two- to four-story masonry building with two prominent multi-story colonnade porches, open or enclosed, located on the primary facade. The number of porch levels matches the number of stories of the building. A colonnade contains two units per floor, opening onto a central hall. More than one colonnade may be located on a single lot, subject to compliance with all applicable lot and building standards.                                                                                                                                                |   |
| Multiplex           | A multiplex is a building containing 3 to 8 dwelling units, each of which has its own external entrance. Multiplexes are subject to the lot and building standards of 88-110-06-B (Table 110-2). More than one multiplex may be located on a single lot, subject to compliance with all applicable lot and building standards and subject to site plan review.                                                                                                                                                                                                                                  |   |
| Multi-unit building | A multi-unit building is a building containing 3 or more dwelling units (other than a multiplex or multi-unit house) that share common walls and/or common floors/ceilings. Multi-unit buildings are typically served by one or more common building entrances. Multi-unit buildings are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the Multi-unit building standards of 88-110-06-C. More than one multi-unit building may be located on a single lot, subject to compliance with all applicable lot and building standards. |  |

Section 2. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-110-06-C, BUILDING-TYPE SPECIFIC STANDARDS, said section to read as follows:

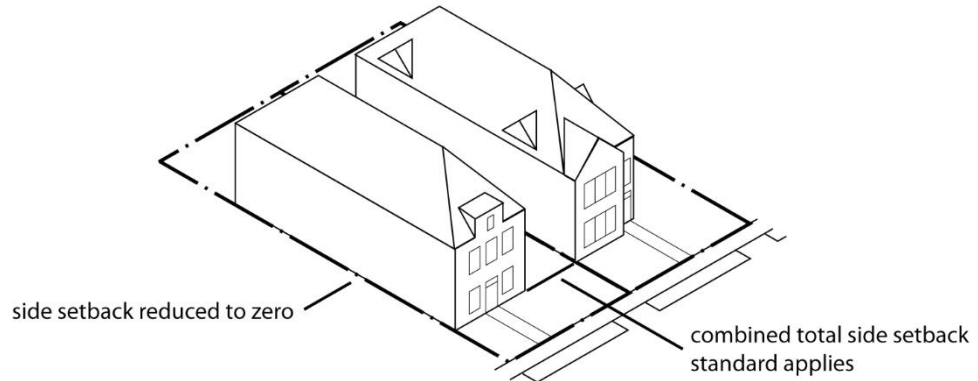
### **88-110-06-C. BUILDING-TYPE SPECIFIC STANDARDS**

#### **1. ZERO LOT LINE HOUSES**

Zero lot line houses are subject to the standards of 88-110-06-B (*Table 110-2*), except as expressly modified by the following zero lot line house standards:

- (a) Zero lot line building arrangements require that the planning for all house locations be done at the same time. Because the exact location of each house is predetermined, greater flexibility in site planning is possible, while ensuring that neighborhood character is maintained.

- (b) The side setback on one side of the lot may be reduced to as little as zero. The zero-setback side may not abut a street or a lot that is not part of the zero lot line development. The minimum combined side setback requirements of 88-110-06-B apply on the "non-zero" side, which means that a lot with a zero side setback on one side must provide a setback equal to at least 20% of the lot width on the opposite side of the lot.



- (c) Eaves on the side of a house with a reduced setback may project over the abutting lot line only if a perpetual eave overhang easement at least 5 feet in width is provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property.
- (d) When the zero lot line house's exterior wall or eaves are set back less than 2 feet from the abutting side lot line, a perpetual maintenance easement at least 5 feet in width must be provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property. This provision is intended to ensure the ability to conduct maintenance and upkeep activities on the zero lot line house.
- (e) Windows or other openings that allow for visibility into the side yard of the lot abutting the zero-setback side lot are not allowed on zero lot line houses. Windows that do not allow visibility into the side yard of the abutting lot, such as clerestory windows or translucent windows, are allowed, subject to compliance with the building code.

## 2. COTTAGE HOUSE

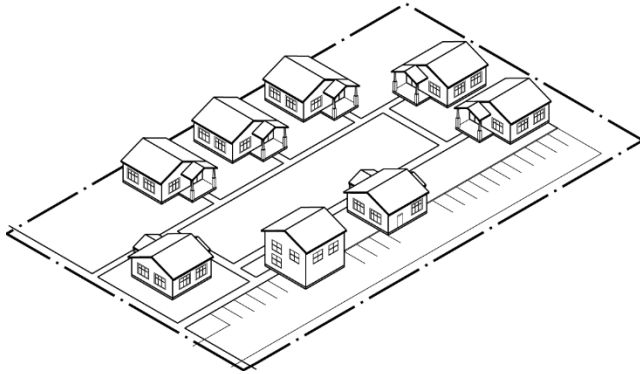
Cottage house developments are subject to the standards of 88-110-06-B (*Table 110-2*), except as expressly modified by the following cottage house development standards:

- (a) **DEVELOPMENT SIZE**

Cottage house developments must contain at least 4 and no more than 12 cottage houses. A development site may contain more than one cottage house development.
- (b) **LOT SIZE**
  - (1) In the R-7.5, R-6 and R-5 districts the minimum required lot area per cottage unit is 50% of the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*).
  - (2) In the R-2.5 district the minimum required lot area per cottage unit is 75% of the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*).
  - (3) In the R-1.5, R-0.5 and R-0.3 districts the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*) applies.
- (c) **FLOOR AREA**
  - (1) The total floor area of each cottage may not exceed either 1.5 times the area of the main floor or 1,250 square feet, whichever is less. Attached garages are counted in the calculation of total floor area.
  - (2) The maximum main floor area for cottages is 850 square feet. For the purposes of this calculation, the area of interior stairways may be allocated between floors served.
- (d) **SETBACKS AND BUILDING SEPARATION**

All structures within cottage house developments must be set back at least 15 feet from property lines abutting streets and 10 feet from other property lines along the outer perimeter of the cottage house development site. When vehicular access to a cottages may not exceed 18 feet in height, except that pitched roofs with a mini housing development is from an alley, a 4-foot minimum rear setback is allowed. All buildings within the cottage house development must be separated by a minimum distance of 10 feet.
- (e) **BUILDING HEIGHT**

Cottage house pitch of 6:12 may extend up to 25 feet in height. All parts of a roof above 18 feet in height must be pitched.



(f) **OPEN SPACE**

Each cottage unit must have 150 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. Such private open space must be oriented toward the common open space as much as possible, with no dimension less than 10 feet.

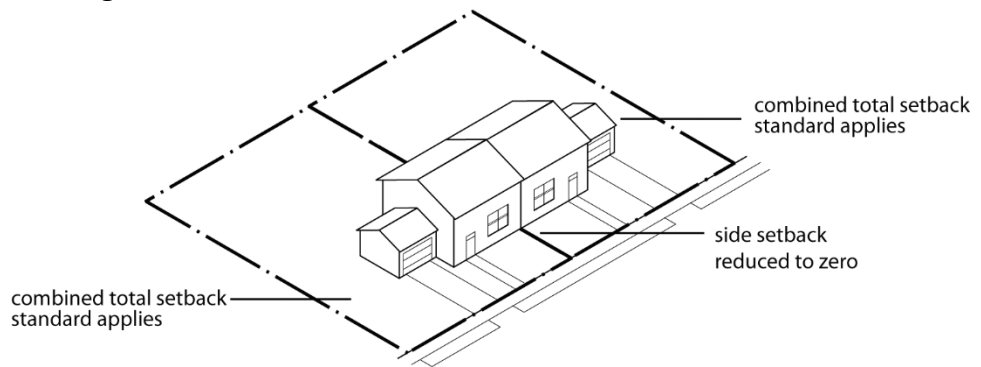
All cottages must have a roofed porch at least 80 square feet in area with a minimum dimension of 8 feet on any side.

3. **TOWNHOUSE**

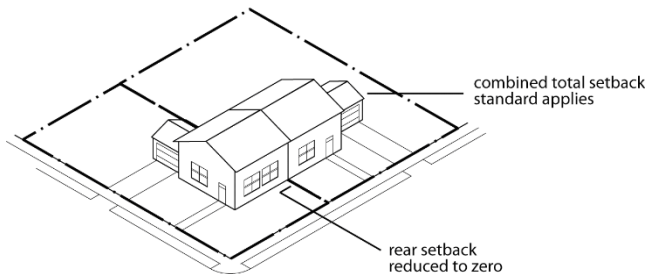
Townhouses are subject to the standards of 88-110-06-B (*Table 1102*), except as expressly modified or supplemented by the following townhouse standards.

- (a) The minimum lot width for a townhouse is 18 feet.
- (b) The minimum lot area per unit requirements of 88-110-06-B (*Table 110-2*) apply to townhouse projects on a project-wide basis, meaning that the total area of the townhouse site, including common areas comprising up to 20% of the overall site, may be counted as lot area. Common areas may include commonly owned open space, access drives and parking areas. Such common areas may also be included in setback calculations.
- (c) No side setback is required for common or abutting walls. The minimum total (combined) side setback standard of 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not have common or

abutting walls.



- (d) Common or abutting walls must be shared for at least 50% of their length.
- (e) On corner lots, either the rear setback or side setback may be reduced to zero. However, the remaining side or rear setback must comply with the standards of 88-110-06-B (*Table 110-2*).



- (f) The minimum total (combined) side setback standard of Section 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not have common or abutting walls.
- (g) The front façade of any townhouse may not include more than 40% garage wall area.
- (h) Multi-unit townhouse buildings may not contain more than 9 attached dwelling units.

#### 4. TWO-UNIT HOUSES AND TWO-UNIT TOWNHOUSES ON CORNER LOTS

Under the conventional development option, two-unit houses and two-unit townhouses are subject to the standards of Section 88-110-06-B (*Table 110-2*). In approved open space or conservation developments two-unit houses and two-unit townhouses are allowed on corner lots in all R districts except R-80. In R-10, R-7.5 and R-6 districts they are subject to the following additional standards.

- (a) Two-unit houses and two-unit townhouses are allowed on corner lots in situations in which such building types would not otherwise be allowed because they can be designed so each unit is oriented towards a different

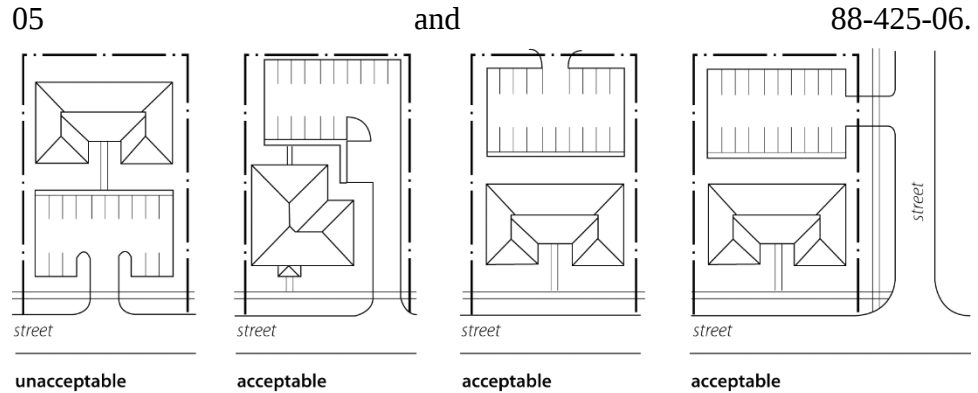
street. This gives the two-unit house and the two-unit townhouse the overall appearance of a detached house when viewed from either street.

- (b) The corner lot must comply with the minimum lot area standard of the subject zoning district. No lot with less than 3,000 square feet of lot area may be used for the corner lot option.
- (c) Each dwelling unit within the two-unit house or two-unit townhouse must have its address, main entrance, and garage oriented towards a separate street frontage. Conversion of an existing detached house may provide one main entrance with internal access to both units.

5. **MULTI-UNIT HOUSE** (includes Multiplex)

Multi-unit houses are subject to the standards of Section 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

- (a) The street-facing façade of a multi-unit house may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.
- (b) Visible building entrances must be clearly emphasized by any one of the following means:
  - (1) covered porch or canopy;
  - (2) transom and sidelight windows;
  - (3) pilasters and pediment; or
  - (4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- (c) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- (d) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- (e) Surface parking and parking within accessory structures must be located behind the front building line and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-



- (f) The front façade of new multi-unit houses may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of the building is broken into horizontal modules that comply with the following standards:
- (1) Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.
  - (2) Each module must have a corresponding change in the roofline.
  - (3) Each module must be distinguished from the adjacent module by at least one of the following means:
    - a. changes in material colors, types or textures;
    - b. changes in the building and/or parapet height;
    - c. changes in the architectural details such as decorative banding, reveals, stone, or tile accents;
    - d. change in window pattern; and
    - e. the use of balconies and recesses.
- (g) Architecture of the multi-unit house shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the multiunit house, in regard to scale, roof pitch, material, ingress/egress, and fenestration.

## 6. COLONNADE BUILDING

A colonnade building is subject to the standards of 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

- a. The street-facing façade of a colonnade building may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.
- b. Visible building entrances must be clearly emphasized by any one of the following means:
  - 1. covered porch or canopy;
  - 2. transom and sidelight windows;
  - 3. pilasters and pediment; or
  - 4. other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- c. Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- d. A colonnade building must have porches available to each unit of the building. The porch must be a minimum of 5 feet in depth. On the main street-facing façade, porches must be located on each side of the main entrance, extending the full height of the building. If the building is on a corner lot, additional porches may be located on the side façade. Basement units are not required to have a porch.
- e. Cladding must be of brick, stone, or acceptable materials. Stucco may also be used on the upper stories of secondary façades.
- f. The main roof of a colonnade building must be flat, with a parapet that may include a hipped roof element.
- g. A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- h. Surface parking and parking within accessory structures must be located at the rear of the building and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking area, and the edge of the driveway from the right-of-way to any parking area or structure, must be landscaped in accordance with 88-425-05 and 88-425-06.
- i. The front façade of a new colonnade building may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of

the building is broken into horizontal modules that comply with the following standards:

1. Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.
2. Each module must have a corresponding change in the roofline.
3. Each module must be distinguished from the adjacent module by at least one of the following means:
  - i. changes in material colors, types or textures;
  - ii. changes in the building and/or parapet height;
  - iii. changes in the architectural details such as decorative banding, reveals, stone, or tile accents; and
  - iv. change in window pattern.
- j. Architecture of the colonnade building shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the building, in regard to scale, roof pitch, material, ingress/egress, and fenestration.
- k. Colonnade buildings shall be designed in accordance with one of the following types:
  1. Classical Colossal Column Porch distinctive for Neoclassical styling featuring smooth or fluted Colossal columns of the Classical Order that rise the full height of the dark brick façade;



2. Combined Column Porch featuring columns that extend more than one story in height and support a smaller column of different material and design or the reverse — columns that extend one story and support columns that extend upward for several stories;



3. Square Brick Column Porch, a simpler version comprised of square brick columns;



4. Transitional Enclosed Colonnade, this version retains the design of the original porch projections, but are enclosed and integrated with the interior living space.



5. Courtyard Colonnaded Apartments: Colonnaded courtyard apartment are sets of three to seven buildings arranged in a U-shaped pattern around a courtyard with the courtyard opened to the street. The main façades of the buildings fact onto the courtyard.

## 7. MULTI-UNIT BUILDING

Multi-unit buildings (i.e., buildings containing 3 or more dwelling units, other than multi-unit houses) are subject to the standards of 88-110-06-B (*Table 110-2*) except as modified or supplemented by the following standards.

- (a) Visible building entrances to dwelling units on the ground floor must be clearly emphasized by any one of the following means:
  - (1) covered porch or canopy;
  - (2) transom and sidelight windows;
  - (3) pilasters and pediment; or
  - (4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- (b) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- (c) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- (d) Surface parking and parking within accessory structures must be located behind front building line or otherwise screened from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-05 and 88-425-06.
- (e) Street-facing walls that are greater than 50 feet in length must be articulated with bays, projections, recesses or other design elements that effectively break-up the mass of the building.

Section 3. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-408-A, CALCULATION OF LAND DEDICATION REQUIREMENTS, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

**88-408-A. CALCULATION OF LAND DEDICATION REQUIREMENTS**

Parkland dedication requirements are calculated in 4 steps, as follows:

- 1. First, multiply the number of detached houses to be included in the development times 3.7 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.

2. Second, multiply the number of dwelling units in townhouse to be included in the development times 3 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
3. Third, multiply the number of dwelling units in multi-unit buildings to be included in the development times 2 people per unit; then multiply the resulting number times 0.006 of an acre per person.
4. Finally, add the results of the preceding detached house, townhouse, and multi-unit building land dedication calculations. This sum represents the development's total parkland dedication requirement, which may be satisfied by the actual dedication of land or through the payment of money in lieu of dedication, in accordance with the provisions of this section.

Section 4. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-445-06, SIGNS IN RESIDENTIAL DISTRICTS, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

**88-445-06 SIGNS IN RESIDENTIAL DISTRICTS**

**88-445-06-A. RESIDENTIAL SIGNS**

Only the following signs are allowed in residential zoning districts (including AG-R):

1. **GENERAL RULES**
  - a. **LIGHTING.**

Except where otherwise specified, signs in residential districts may be externally illuminated only, unless otherwise specified.
  - b. **FLASHING, MOVING AND SIMILAR SIGNS**

Flashing, moving, animated, wind-blown, or other signs that move or simulate movement are prohibited.
  - c. **TRAFFIC CONTROL SIGNS**

In addition to other signs permitted under this section, any lot or parcel containing more than 4 dwelling units, a permitted institutional use, or a permitted commercial use, may contain signs conforming with the Manual of Uniform Traffic Control Devices and not containing any commercial message.
  - d. **MESSAGES**

Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial messages may not advertise or direct attention to a business or commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

e. **SETBACK**

Signs placed on a corner lot shall not extend forward of a diagonal line which intersects the front and side property lines of the lot at points 20 feet distant from the common intersection of the front and side property lines or, if the corner of the lot is platted on a radius, the extension of the front and side property lines to a point of common intersection. Signs placed on an interior lot shall be set back a minimum of 5 feet from the right-of-way line.

2. **DETACHED HOUSE AND TWO-UNIT TOWNHOUSE**

A lot with a principal use of a detached house or two-unit townhouse may have:

- a. For each entrance (excluding garage entrances) to a dwelling unit, one wall sign, not to exceed 80 square inches in area.
- b. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.
- c. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- d. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

3. **MULTI-UNIT BUILDINGS**

A lot with a principal use of a multi-unit building may have:

a. **WALL SIGNS**

1. One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex.
2. For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on private property other than that which is part of the same complex.
3. For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area.

4. For any multi-unit residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message.

b. **INCIDENTAL SIGNS**

One additional sign per driveway is permitted, which sign may not exceed 36 inches in height and 2 square feet in area. Such sign may not contain a commercial message.

c. **INTERIM SIGNS**

- (1) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the units. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (2) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- (3) During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs displaying noncommercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

4. **INSTITUTIONAL AND OFFICE USES**

A lot with an institutional use as its principal use, such as a church, school, police or fire station, community center, public park, an office building, or other permitted principal uses not described herein, may have:

(a) **MONUMENT SIGNS**

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) **WALL SIGNS**

One wall sign per public entrance, which may not exceed 20 square feet in area. Such sign may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(c) **INCIDENTAL SIGNS**

1. One sign per driveway is permitted, which may not exceed 42 inches in height and 6 square feet in area.

2. Incidental signs must be set back a minimum of 10 feet from all property lines.
3. Such sign may not contain a commercial message but may include the logo of the institutional use.

(d) **INTERIM SIGNS**

1. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
2. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
3. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

5. **HOSPITAL SIGNS**

A signage plan portraying signs necessary for the proper identification of the facilities within a hospital may be approved by special use permit. Such signs shall be on-premises signs and limited to proper identification of the facilities. Such signs may be internally or externally illuminated.

6. **RESIDENTIAL ENTRANCE SIGNS**

One monument sign is allowed at each street entrance, identifying the name of the residential neighborhood or multi-unit complex or building. The area of the sign face shall not exceed 32 square feet in area or 6 feet in height; however, the monument structure on which the sign is located may be approved for up to 25 feet in height through the project plan process.

7. **INTERIM SUBDIVISION DEVELOPMENT SIGNS**

As an interim use accessory to the permitted activity of lawful subdivision development in a development which will contain at least 20 dwelling units, interim identification signs are permitted, provided that such signs may not exceed 100 square feet in sign area nor more than 15 feet in height; if there is more than one such sign, such signs must be at least 1,000 feet apart. Each such sign may remain in place until 90 percent of the lots in the sector are sold, but no longer than 18 months from the date of erection. All such signs must be located at least 15 feet from the pavement edge or edge of the street or thoroughfare to which it is directed, but not within the sight triangle. All such signs must be within the development or within 2000 feet of the development. These signs may not be illuminated.

8. **GROUP HOMES**

A lot with a principal use of a group home may have:

- (a) For each entrance (excluding garage entrances) one wall sign, not to exceed 80 square inches in area.
- (b) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (c) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.
- (d) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

9. **OTHER PRINCIPAL USES AND VACANT LOTS**

A lot with a principal use not described in this section, or a vacant lot may have:

- (a) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (b) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.
- (c) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

10. **AUXILIARY PARKING**

Signs to identify parking areas allowed by special use permit shall be approved in conjunction with such special use permit, although no sign may exceed 12 square feet in area or 6 feet in height. Such signs may show only the hours in which the parking lot is open and the persons authorized to use the parking area.

Section 5. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-620-B, APPLICATIONS TO THE CITY PLAN COMMISSION, THE BOARD OF ZONING ADJUSTMENT, AND ADMINISTRATIVE APPROVALS, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

**88-620-B, APPLICATIONS TO THE CITY PLAN COMMISSION, THE BOARD OF ZONING ADJUSTMENT, AND ADMINISTRATIVE APPROVALS**

Certain fees are hereby established for the filing of applications to the board of zoning adjustment and the city plan commission as follows:

1. City plan commission:
  - a. For applications to rezone: \$678.00.
  - b. Development plan:
    1. Residential: \$678.00 plus \$4.00 per dwelling unit, not to exceed \$3,793.00.
    2. Nonresidential: \$678.00 plus \$97.00 per acre or fraction thereof, not to exceed \$3,793.00.
  - c. Project plan:
    1. Residential: \$271.00 plus \$4.00 per dwelling unit.
    2. Nonresidential: \$271.00 plus \$97.00 per acre or fraction thereof.
  - d. Major amendments:
    1. Residential: \$325.00 plus \$4.00 per dwelling unit, not to exceed \$1,355.00.
    2. Nonresidential: \$325.00 plus \$97.00 per acre or fraction thereof, not to exceed \$1,355.00.
  - e. Urban redevelopment district:
    1. \$678.00 plus \$97.00 per acre or \$4.00 per dwelling unit, whichever is greater, not to exceed \$3,793.00.
  - f. Master plan development:
    1. \$678.00 plus \$97.00 per acre or \$4.00 per dwelling unit, whichever is greater, not to exceed \$3,793.00.
  - g. For approval of a council approved signage plan: \$271.00.
  - h. For application for special review district: \$460.00.
  - i. For text amendments: \$542.00.
  - j. For land use plan amendments: \$867.00.
  - k. For major street plan amendments: \$433.00.
  - l. For applications for appeal from the decision of the director of city planning and development: \$542.00.
  - m. For neighborhood rezoning projects and overlay districts:

- from 0-200 parcels/lots\$2,709.00.
- from 201-500 parcels/lots\$4,876.00.
- from 501+ parcels/lots\$5,960.00.
- n. Vacation of alleys, streets, and plats: \$303.00.
- o. For all other applications: \$651.00.
- 2. Board of zoning adjustment:
  - a. For applications for variances involving the following uses:
    - 1. Detached house and two-unit townhouse and accessory uses: \$271.00.
    - 2. All other uses: \$542.00.
  - b. For applications for appeal from the decision of the director of city planning and development: \$542.00.
  - c. For applications for rehearing before the board of zoning adjustment: \$271.00.
  - d. Certificates of legal nonconformance: For all applications for certificate of legal nonconformance, there shall be a charge of \$136.00 for applications related to detached houses and two-unit townhouse and \$325.00 for all other applications. For all requests for approval of a change in use for an existing legal nonconforming use pursuant to 88-610 there shall be a charge of \$54.00 for requests related to detached houses and two-unit townhouse and \$189.00 for all other requests.
  - e. For applications for all other requests: \$407.00.
  - f. For stay of enforcement: \$433.00.
  - g. Special use permits:
    - 1. Ambulance service: \$894.00.
    - 2. Bed & breakfast: \$623.00.
    - 3. Blood/plasma center: \$867.00.
    - 4. Car wash/cleaning service: \$894.00.
    - 5. Cemetery/columbarium/mausoleum: \$894.00.
    - 6. Check-cashing, short-term loan/title loan establishment: \$1,571.00.

7. College/university: \$894.00.
8. Community center: \$407.00.
9. Community supported agriculture: \$105.00.
10. Crematory: \$894.00.
11. Day care (home & family): \$623.00.
12. Day care (11-20 children) (group): \$623.00.
13. Day care center (21+): \$867.00.
14. Day labor employment agency: \$867.00.
15. Demolition debris landfill: \$1,571.00.
16. Detention and correctional facilities: \$1,571.00.
17. Drive-thru facility: \$894.00.
18. Entertainment venue and spectator sports: \$894.00.
19. Entertainment venue and spectator sports: small venue (1—149 capacity): \$487.00.
20. Entertainment venue and spectator sports: medium venue (150—499 capacity): \$894.00.
21. Entertainment venue and spectator sports: large venue (500+ capacity): \$1,571.00.
22. Entertainment venue and spectator sports: outdoor (all sizes): \$1,571.00.
23. Financial services (except check-cashing and pawn shops): \$867.00.
24. Gasoline and fuel sales: \$894.00.
25. Group living: \$623.00.
26. Heavy equipment sales/rental: \$894.00.

- 27. Historic landmark (reuse of officially designated historic landmark, local or national): \$271.00.
- 28. Hospital: \$894.00.
- 29. Hotel/motel: \$894.00.
- 30. Household living: \$894.00.
- 31. Junk/salvage yard: \$1,571.00.
- 32. Library/museum/cultural exhibit: \$407.00.
- 33. Light equipment sales/rental (indoor): \$894.00.
- 34. Light equipment sales/rental (outdoor): \$1,571.00.
- 35. Manufacturing, production, and industrial service - limited: \$1,571.00.
- 36. Manufacturing, production, and industrial service - general: \$1,571.00.
- 37. Mining and quarrying: \$1,571.00.
- 38. Motor vehicle repair limited: \$894.00.
- 39. Motor vehicle repair general: \$894.00.
- 40. Neighborhood-serving retail: \$894.00.
- 41. Nursing homes: \$867.00.
- 42. Office, administrative, professional or general: \$894.00.
- 43. Park/recreation: \$487.00.
- 44. Parking, non-accessory: \$894.00.
- 45. Pawn shops: \$1,571.00.
- 46. Recreation vehicle park: \$1,571.00.
- 47. Recycling service - limited: \$1,571.00.
- 48. Recycling service - general: \$1,571.00.

- 49. Religious assembly: \$407.00.
  - 50. Repair or laundry service, consumer: \$894.00.
  - 51. Residential storage warehouse: \$894.00.
  - 52. Safety service (except for police and fire stations \$894.00.
  - 53. School: \$407.00.
  - 54. Signs: \$353.00.
  - 55. Solid waste separation facility: \$1,571.00.
  - 56. Sports and recreation, participant (indoor): \$894.00.
  - 57. Sports and recreation, participant (outdoor): \$1,571.00.
  - 58. Stable: \$867.00.
  - 59. Tavern or nightclub: \$894.00.
  - 60. Transfer station: \$1,571.00.
  - 61. Undertaking: \$894.00.
  - 62. Utilities and services (except basic, minor): \$894.00.
  - 63. Vehicle sales and service: \$894.00.
  - 64. Vehicle storage/towing: \$1,571.00.
  - 65. Warehousing, wholesaling, freight movement-indoor: \$894.00.
  - 66. Warehousing, wholesaling, freight movement-outdoor: \$1,571.00.
  - 67. Waste related use: \$1,571.00.
  - 68. All other uses: \$894.00.
3. Administrative fees:
- A. Minor amendment to an approved development plan:
    - 1. Residential: \$244.00 plus \$4.00 per dwelling unit, not to exceed \$678.00.

2. Nonresidential: \$244.00 plus \$97.00 per acre or fraction thereof, not to exceed \$678.00.
- B. Administrative adjustment: \$271.00.
- C. Administrative approval: \$271.00.
- D. For any request for continuance by the applicant: \$136.00.
- E. Short term rental:
  1. Administrative approval: \$271.00
  2. Special use permit: \$623.00
  3. First year registration: \$288.00 (if administrative approval or special use permit not required, as those fees include first year registration)
  4. Annual renewal of registration: \$183.00
4. The city plan commission and the board of zoning adjustment shall have the authority to waive the fees set out in this subsection in the interests of justice.
5. Transcripts on appeal to circuit court. Transcripts, necessary upon appeal to the circuit court, shall be furnished by the appellant. These may be obtained, upon payment of the current charge, from the reporting service employed by the board of zoning adjustment to take testimony given at the public hearing. The board may waive the transcription costs where it is determined that the appellant is unable to pay the costs. The cost of the transcript will be refunded to the appellant if the appellate court orders such refund upon judgment.
6. The city manager shall have authority annually to adjust the fees listed above to reflect an increase equal to an increase in the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) published by the United States Department of Labor, Bureau of Labor Statistics, provided that the increases are reflective of the costs of the services being provided. If the costs in processing the applications fall below the fees being charged, the fees shall be reduced so that they are equal to or less than the costs of processing the applications. The adjustments shall be made annually by the city manager in conjunction with the adoption of the annual budget of the city by filing a notice with the city clerk.

Section 6. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-810-1442, RESIDENTIAL PARKING SPACE, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

**88-810-1442, RESIDENTIAL PARKING SPACE**

An off-street space provided for the parking of motor vehicles in conjunction with a detached house, zero lot line house, townhouse, two-unit house, and multi-unit house.

Section 7. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-810-2140, SUBDIVISION, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

**88-810-2140, SUBDIVISION**

Any land, vacant or improved, that is divided or proposed to be divided into two or more lots, parcels, sites, units, plots or interests of less than 20 acres, for the purpose of offer, sale, lease or development, either on the installment plan or upon any and all other plans, terms and conditions, including resubdivision. Subdivision includes the division or development of residential and nonresidential zoned land, whether by deed, metes and bounds description, map, plat or other recorded instrument, and further includes the creation of a condominium, townhouse or any other division of property into units and common elements.

Section 8. That the Council finds and declares that before taking any action on the proposed amendments hereinabove, all public notices and hearings required by law have been given and had.

..end

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I hereby certify that as required by Chapter 88, Code of Ordinances, the forgoing ordinance was duly advertised and public hearings were held.

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260683

Submitted Department/Preparer: City Planning

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-110-04, 88-110-06-C, 88-408-A, 88-445-06, 88-620-B, 88-810-1442, and 88-810-2140, and enacting in lieu thereof new sections of like number and subject matter for the purpose of replacing the terms attached house, semi attached house, and townhouse with the terms townhouse, two-unit townhouse, and multi-unit townhouse to align definitions and terms within the Zoning and Development Code to the Building Code. (CD-CPC-2026-00085)

### Discussion

City staff have been conducting ongoing process improvement reviews of our development process with a recent focus on townhouses. During the review of the townhouse process it was identified that the definition of townhouse differed between the Zoning and Development Code and the Building and Rehabilitation Code. These two codes are both administered by the City Planning and Development Department.

The Zoning and Development Code currently defines a townhouse to include three or more dwelling units while the Building and Rehabilitation Code defines a townhouse to include two or more dwellings units. To reduce confusion, staff has made the recommendation to align the term townhouse between the two codes to define townhouse as having two or more units in both the Zoning and Development Code and the Building and Rehabilitation Code.

This update will not change the meaning of definitions. It will simply replace "attached house" with "townhouse," "semi-attached house" with "two-unit townhouse," and "townhouse" with "multi-unit townhouse" throughout the entirety of the Zoning and Development Code. The word townhome is found once in 88-810-2140, and this update will replace that with townhouse for consistency purposes.

Staff Recommendation: Approval with Conditions  
CPC Recommendation: Approval with Conditions

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code. .
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

### Additional Discussion (if needed)

This ordinance has no fiscal impact.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?

Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- ☐ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- ☐ Increase and support local workforce development and small and locally owned businesses.
- ☒ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

### Prior Legislation

No prior legislation.

### Service Level Impacts

Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

### Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored

☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend

☐ Do Not Recommend

☐ Not Applicable

Approval

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.  
[Click or tap here to enter text.](#)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)



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**File #: 260498**

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### ORDINANCE NO. 260498

Sponsor: Mayor Quinton Lucas

Calling an election on August 4, 2026, for the purpose of submitting to the voters of Kansas City a question authorizing City to establish semiannual vacant property registration fees not to exceed \$200.00 for chronically vacant nuisance property, \$1,000.00 for vacant commercial property and \$200.00 for vacant unimproved property; directing the City Clerk to notify the responsible election authorities on or before May 26, 2026; enacting the vacant property registration fees ordinance contingent upon voter approval; and recognizing this ordinance as having an accelerated effective date because it calls an election.

WHEREAS, the City of Kansas City currently maintains a vacant property registry to identify and monitor properties within the City that are vacant and may pose risks to public health, safety and welfare; and

WHEREAS, there are currently an estimated 12,200 privately owned vacant parcels in Kansas City; and

WHEREAS, vacant properties that are left unmanaged contribute to neighborhood deterioration, depress surrounding property values, attract criminal activity, and place disproportionate burdens on adjacent property owners and the broader community; and

WHEREAS, the City currently expends significant public resources periodically inspecting vacant properties to ensure compliance with applicable codes at a cost that is not currently reimbursed by property owners; and

WHEREAS, in May 2025, City Council passed Resolution No. 250396, which established the Vacant Land Activation Initiative (“VLAI”) to develop recommendations for addressing vacancy across the City; and

WHEREAS, one recommendation from the VLAI is to develop a vacant property registration fee system with a tiered fee structure for residential with structure, residential without structure, and commercial; and

WHEREAS, expanding registration to unimproved parcels, which makes up 87% of the total vacant parcels, closes a significant gap in the current system; and

WHEREAS, the establishment of a vacant property registration fee structure will encourage owners of vacant properties to return such properties to productive use; and

WHEREAS, a tiered fee structure tied to property type is designed to place a meaningful incentive on owners of larger and higher-value properties while avoiding undue financial burden on owners of smaller residential properties; and

WHEREAS, Jefferson City has an existing fee structure for vacant property registration that includes a semi-annual fee of \$200 for residential structures and \$1,000 for commercial structures; and

WHEREAS, other peer cities have established vacant property registries with similar fee structures, including but not limited to Cleveland and Cincinnati, OH, Warren, MI, Milwaukee, WI, and Minneapolis, MN, with Minneapolis having one of the highest annual fees of \$7,228.70; and

WHEREAS, the Council finds it in the best interest of the City to call a special election on August 4, 2026 for the purpose of submitting this question to qualified voters of Kansas City; and NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. **ELECTION CALLED.** That an election is called on August 4, 2026 for the purpose of submitting to the voters of Kansas City the question of authorizing City to establish semiannual vacant property registration fees not to exceed \$200.00 for chronically vacant nuisance properties, \$1,000.00 for vacant commercial property and \$200.00 for vacant unimproved property.

Section 2. **BALLOT TITLE.** The ballot title shall be:

SPECIAL ELECTION, August 4, 2026

QUESTION \_\_\_\_  
(Vacant Property Registration Fees)

Shall the City of Kansas City be authorized to establish and impose vacant property registration fees for the owners of property in three categories, as defined by ordinance, to encourage maintenance, activation and redevelopment and to offset the City's costs of inspecting and monitoring of chronically vacant properties in the City as follows:

A semiannual fee not to exceed \$200.00 for Chronically Vacant Nuisance Property;  
A semiannual fee not to exceed \$1,000.00 for Vacant Commercial Property; and  
A semiannual fee not to exceed \$200.00 for Vacant Unimproved Property;

subject to any exemptions authorized by law, including ordinance?

\_\_\_\_\_ YES \_\_\_\_\_ NO

Section 3. **NOTICE TO ELECTION AUTHORITIES BY CITY CLERK.** That following passage of this ordinance the City Clerk shall deliver certified copies of this ordinance and notice of election to the Clerk of Cass County, Board of Election Commissioners of Clay County, Board of Election Commissioners of Kansas City and Board of Election Commissioners of Platte County, on or before May 26, 2026, which shall be the authority of each election authority of the City to submit the question to the electors of Kansas City and to give public notice as provided by law.

Section 4. **NOTICE OF ELECTION.** That the notice of election shall read as follows:

NOTICE OF ELECTION  
CITY OF KANSAS CITY, MISSOURI

Notice is hereby given that the City of Kansas City has called an election to be held in said City on Tuesday, August 4, 2026, between the hours of 6:00 a.m. and 7:00 p.m., at which election all qualified voters residing within Kansas City, Missouri will be given the opportunity to vote.

The official ballot will be in substantially the following form:

OFFICIAL BALLOT  
CITY OF KANSAS CITY

SPECIAL ELECTION, August 4, 2026

QUESTION \_\_\_\_\_  
(Vacant Property Registration Fees)

Shall the City of Kansas City be authorized to establish and impose vacant property registration fees for the owners of property in three categories, as defined by ordinance, to encourage maintenance, activation and redevelopment and to offset the city's costs of inspecting and monitoring of chronically vacant properties in the City as follows:

A semiannual fee not to exceed \$200.00 for Chronically Vacant Nuisance Property;  
A semiannual fee not to exceed \$1,000.00 for Vacant Commercial Property; and  
A semiannual fee not to exceed \$200.00 for Vacant Unimproved Property;

subject to any exemptions authorized by law, including ordinance?

\_\_\_\_\_ YES \_\_\_\_\_ NO

[Instructions to voters will be supplied by the election authorities]

A full and complete copy of Ordinance No. \_\_\_\_\_ submitting this question to the electorate is on file in the Office of the City Clerk of Kansas City, Missouri, and is open for inspection and copying.

The polling places for the election will be [insert list of polling places in last publication only].

\_\_\_\_\_  
I hereby certify that the foregoing is the legal notice to be published pursuant to Section 115.127, RSMo.

Given under my hand and the official seal of the City of Kansas City, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

\_\_\_\_\_  
MARILYN SANDERS  
City Clerk, City of Kansas City, Missouri

Before me, a notary public, personally appeared Marilyn Sanders, to me known to be the City Clerk of the City of Kansas City, Missouri, and the person who acknowledged to me that she executed the same for the purposes therein stated.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Section 5. **ENACTMENT OF VACANT PROPERTY REGISTRATION FEES.**  
Amending Chapter 56, Article VI, Code of Ordinances, by enacting a new Section 56-586, entitled Vacant property registration fees authorized, contingent upon the approval of the voters, to read as follows:

**Sec. 56-586. Vacant property registration fees authorized.**

(a) *Definitions.* For purposes of this section, the following terms shall have the meanings set forth below:

- (1) *Director* means the director of the department of neighborhood services or their authorized designee.
- (2) *Chronically vacant nuisance property* means any real property that has been vacant for at least six (6) months, has two or more pending violations of this code within the preceding 12 months, and is improved either by:

- a. a residential building type currently identified in section 88-110-04 of this code; or
  - b. multiple dwelling units but does not contain a residential building type currently identified in section 88-110-04 of this code.
- (3) *Semiannual* means occurring at a frequency once every six months or twice a year;
  - (4) *Vacant commercial property* means any vacant real property improved by a building or structure that is not currently identified as a residential building type in section 88-110-04 of this code and contains one or fewer dwelling units.
  - (5) *Vacant unimproved property* means any vacant real property that is not improved by any building, structure or dwelling unit.
  - (6) *Vacant* means a property lacking habitual presence of human beings who have a legal right to be on the property, or at which substantially all lawful business operations or residential occupancy has ceased.
  - (7) *Dwelling unit* means one or more rooms arranged, designed, or used as independent living quarters for a single household. Buildings with more than one kitchen or more than one set of cooking facilities are deemed to contain multiple dwelling units unless the additional cooking facilities are clearly accessory and not intended to serve additional households.

(b) *Imposition of Fees.* The director is hereby authorized to impose semiannual fees not to exceed the following amounts upon owners of the following properties, pursuant to the procedures set forth in this code, by ordinance or as otherwise established by the director:

- (1) Chronically Vacant Nuisance Property: A fee not to exceed two hundred dollars (\$200.00);
- (2) Vacant Commercial Property: A fee not to exceed one thousand dollars (\$1,000.00); and
- (3) Vacant Unimproved Property: A fee not to exceed two hundred dollars (\$200.00).

The Director shall establish a fee schedule consistent with the maximum amounts authorized in this section and may adopt administrative rules to impose and enforce such fees.

(c) *Exemptions.* In addition to any exemptions mandated by law, the city may, by ordinance, establish exemptions, reductions, or waivers from any fees imposed pursuant to this section. Any such ordinance shall specify the scope, eligibility criteria, and duration of the

exemption, reduction or waiver, and the director shall administer any exemptions, reductions or waivers in accordance with the terms of such ordinance.

(d) *Administrative authority.* The director may adopt rules, regulations, forms, and procedures necessary to carry out the provisions of this section.

(e) *Severability.* If any provision of this section or its application to any person or circumstance is held invalid, the remainder of the section and its application to other persons or circumstances shall not be affected.

Section 6. **ACCELERATED EFFECTIVE DATE RECOGNIZED.** That this ordinance is recognized as having an accelerated effective date as provided by Section 503(a)(3)(A) of the City Charter in that it calls for an election and shall take effect in accordance with that section.

..end

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Approved as to form:

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Bret Kassen  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260498

Submitted Department/Preparer: Neighborhoods

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Calling an election on August 4, 2026, for the purpose of submitting to the voters of Kansas City a question authorizing City to establish semiannual vacant property registration fees not to exceed \$200.00 for chronically vacant nuisance property, \$1,000.00 for vacant commercial property and \$200.00 for vacant unimproved property; directing the City Clerk to notify the responsible election authorities on or before May 26, 2026; enacting the vacant property registration fees ordinance contingent upon voter approval; and recognizing this ordinance as having an accelerated effective date because it calls an election.

### Discussion

The City of Kansas City currently maintains a vacant property registry to identify and monitor properties within the City that are vacant and may pose risks to public health, safety and welfare. There are currently an estimated 12,200 privately owned vacant parcels in Kansas City. Vacant properties that are left unmanaged contribute to neighborhood deterioration, depress surrounding property values, attract criminal activity, and place disproportionate burdens on adjacent property owners and the broader community. The City currently expends significant public resources periodically inspecting vacant properties to ensure compliance with applicable codes at a cost that is not currently reimbursed by property owners. In May 2025, City Council passed Resolution No. 250396, which established the Vacant Land Activation Initiative to develop recommendations for addressing vacancy across the City. One recommendation from the VLAI is to develop a vacant property registration fee system with a tiered fee structure for residential with structure, residential without structure, and commercial. Expanding registration to unimproved parcels, which makes up 87% of the total vacant parcels, closes a significant gap in the current system. The establishment of a vacant property registration fee structure will encourage owners of vacant properties to return such properties to productive use. A tiered fee structure tied to property type is designed to place a meaningful incentive on owners of larger and higher-value properties while avoiding undue financial

burden on owners of smaller residential properties. Jefferson City has an existing fee structure for vacant property registration that includes a semi-annual fee of \$200 for residential structures and \$1,000 for commercial structures. The Council finds it in the best interest of the City to call a special election on August 4, 2026 for the purpose of submitting this question to qualified voters of Kansas City.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
The legislation leads to a public vote, that if passed, would generate revenue.
3. How does the legislation affect the current fiscal year?  
The legislation leads to a public vote, that if passed, would generate revenue.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This legislation allows for a public vote to approve the fee structure being proposed to support the vacant land registration program. Thus would impact next fiscal year and recurring fiscal years as these collected fees would help support a more robust inspection program.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The legislation leads to a public vote, that if passed, would generate revenue.

## Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

## Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)

2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity.
  - ☐ Maintain and increase housing supply to meet the demands of a diverse population.
  - ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - ☐ Promote healthy residents by ensuring basic sanitation and living needs are met.
  - ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

### **Prior Legislation**

Resolution No. 250396 - Vacant Land Activation Initiative  
Proposed Ordinance No. 260401 - Registration of Vacant properties

### **Service Level Impacts**

This ordinance itself does not affect service level impacts.

### **Staff Recommendation**

Neighborhood Services Department

Select One: ☒ Sponsored  
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend  
☐ Do Not Recommend  
☐ Not Applicable

Legal counsel recommends that fee structure of a registration program could be viewed as a tax, and therefore, a public vote would be required. This ordinance would put the question on the ballot for voters to consider.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
NA
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
Not directly, but puts question on ballot that if approved, supports activating vacant properties for potentially sustainable uses.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Click or tap here to enter text.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Click or tap here to enter text.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)  
  
Click or tap here to enter text.
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)

**NORTHLAND GATEWAY  
COMMUNITY IMPROVEMENT DISTRICT**

**Resolution 2026-16**

**Resolution Nominating Successor Directors of the Northland Gateway Community  
Improvement District for Consideration by the Mayor and City Council**

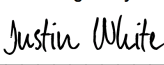
WHEREAS, having provided notice of the meeting of the Board of Directors of the Northland Gateway Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 20<sup>th</sup> day of July, 2026; and

WHEREAS, pursuant to the provisions of the approved Petition for the Creation of the District, the Board of Directors of the District desire to forward to the Mayor for appointment, with consent of the City Council, nominations for successor Directors as set forth herein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby nominate the following Directors for their respective 4-year terms, to serve until their successors are appointed.

|                         |                         |                              |
|-------------------------|-------------------------|------------------------------|
| Alyx Schwab             | 04/10/2026 – 04/10/2030 | Worlds of Fun Representative |
| Toby Hurst              | 04/10/2026 – 04/10/2030 | Worlds of Fun Representative |
| Douglas Coleman         | 04/10/2026 – 04/10/2030 | Hunt Midwest Representative  |
| Wiley (Trey) Meyer, III | 04/10/2026 – 04/10/2030 | Undesignated Representative  |

PASSED, by the Board of Directors of the Northland Gateway Community Improvement District on this 20<sup>th</sup> day of July, 2026.

DocuSigned by:  
  
267E72BDDE61415...  
Justin White, Executive Director